



TAHOE DONNER® – TRUCKEE UPDATE, SEPTEMBER 20, 2006

Prepared by Pete Griffin

The North Woods Group at Keller Williams Boice Realty

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Tahoe Donner® Market Snapshot for September 20

Single family home summary

Active	182	Ave. asking price ...	\$893,060
In escrow	24	Ave. asking price...	\$853,404

Sold since June 1, 2006 32 Ave sold price \$808.744

Withdrawn since June 1, 2006 40

(See spread sheet at end of newsletter)

Some observations: There is a nice selection of homes on the market at all price points. Only 24 homes are currently are in escrow, and of the 32 homes sold, 30 were sold for less than the asking price (with the average reduction of \$27,444). This indicates a strong buyers market.

However we must remember that this is primarily a second home market where sellers are often not faced with the same pressures to sell as in the primary home markets of the Bay Area. An indication of this are the 40 homes that have been withdrawn since June 1st; with the majority (30) of these being withdrawn since August 1st. Sellers are evidently deciding to keep their homes and use, rent, or ski lease them.

According to area property managers the short term rental market for the ski season is very active with many bookings from the Holidays on. This is a good indicator that we may see stronger sales in the coming months.

Similar data is available for any area of Truckee - North Lake Tahoe (California side) by request.

All data from Tahoe Sierra Board of Realtors MLS. Data believed to be accurate but should be verified.

Tahoe Donner® Market Summary

Watch your mail boxes during the first week of October for a complete market summary YTD for Tahoe Donner homes, condominiums and lots.

Special offer

Send your personal wish list for that "Dream" second home to me and I'll send you information and photos of all homes that fit your criteria.
Send to pete@tahoedonnerhomes.com

Links for area news and events

Here is a splendid area to hike right in Truckee!

<http://news.rgj.com/apps/pbcs.dll/article?AID=/20060919/TT/609190309/1047/NEWS>

Reno airport bus to start service between major lodgings of North Lake Tahoe - Truckee and the Reno-Tahoe Airport!

<http://www.nevadaappeal.com/article/SS/20060920/NEWS/60919011/-1/REGION>

It was chilly but dedicated golfers didn't let a little snow deter them!

<http://www.nevadaappeal.com/article/SS/20060920/NEWS/60919011/-1/REGION>

The Fall season is the time for Lake Tahoe Food Lovers!

<http://www.onthesnow.com/news/farwest/091406-1558.html>

Better Golf Articles - A collection of interesting articles on all aspects of the game!

<http://www.bettergolfarticles.com/>

Update on improvements at area ski resorts!

<http://www.stellarmag.com/news/2006/09/19/0064>

Scientists organize to uncover Lake Tahoe's secrets!

<http://www.sierrasun.com/article/20060920/LIFE/60919001>

Search 200 years of archives with Google!

<http://www.clickz.com/showPage.html?page=3623367>

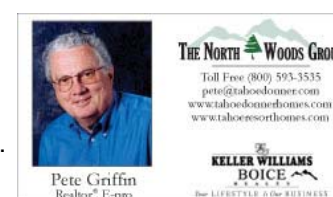
Development may proceed in Martis Valley located South of Truckee.

<http://news.rgj.com/apps/pbcs.dll/article?AID=/20060921/NEWS16/609210324/1002/NEWS>



*The North Woods Group wants to hear from you!
Preparing to buy that "Dream Vacation Home?"
Let us help you!
Call Pete at (800)593-3535*

Market Snapshot for September 21, 2006
 All Tahoe Donner Single Family Homes Currently Active, in Escrow and Sold June 1 thru September 20, 2006.
 Sorted by Asking Price.



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Status	Address	Original \$	Asking \$	Sold \$	\$ Change	\$/Sq Ft	Sq Ft	Bedroom	Bath	Garage	Yr Blt	Setting	DOM
ACTIVE	11179 Northwoods Boulevard	\$459,950	\$424,950		\$35,000	\$350.62	1212	2	1	None	1973	GRBLT	132
ACTIVE	10767 Skislope Way	\$449,900	\$429,900		\$20,000	\$463.25	928	2	2	None	1992	STRET	118
ACTIVE	11951 Bernese Lane	\$439,000	\$439,000		\$0		0	2	1	None	0	STRET	37
IN ESCROW	13152 Davos Drive	\$455,000	\$455,000		\$0	\$451.39	1008	3	1.5	None	1978	STRET	101
IN ESCROW	12166 Snowpeak Way	\$509,000	\$459,000		\$50,000	\$470.29	976	2	1	One	1978	STRET	94
ACTIVE	11502 Chamonix Road	\$475,000	\$465,000		\$10,000	\$502.16	926	2	2	None	1981	GRBLT	43
ACTIVE	13147 Solvang Way	\$539,900	\$474,000		\$65,900	\$351.11	1350	3	2	One	1979	STRET	117
ACTIVE	16479 Northwoods Boulevard	\$475,000	\$475,000		\$0	\$463.87	1024	2	2	Two	1975	GRBLT	20
SOLD	14154 Glacier View Road	\$475,000	\$475,000	\$470,000	\$0	\$302.84	1552	3	2	Two	1979	STRET	9
ACTIVE	12870 Hillside Drive	\$489,000	\$489,000		\$0	\$366.02	1336	2	1	Two	1974	STRET	13
ACTIVE	16693 Northwoods Boulevard	\$499,000	\$489,000		\$10,000	\$436.61	1120	3	2	One	1982	STRET	37
ACTIVE	12334 Snowpeak Way	\$513,000	\$489,000		\$24,000	\$305.63	1600	2	2	None	1975	STRET	133
ACTIVE	15470 Northwoods Boulevard	\$525,000	\$499,000		\$26,000	\$288.77	1728	3	2	Two	1976	STRET	128
IN ESCROW	14653 Davos Drive	\$499,000	\$499,000		\$0	\$338.99	1472	4	2	None	1981	STRET	7
ACTIVE	12061 Bernese Lane	\$525,000	\$509,500		\$15,500	\$347.54	1466	3	2	Carport	1979	STRET	31
ACTIVE	13278 Hansel Avenue	\$510,000	\$510,000		\$0	\$418.72	1218	2	2	Two	1981	STRET	74
ACTIVE	14790 Slalom Way	\$520,000	\$510,000		\$10,000	\$498.53	1023	2	2	One	1973	GRBLT	111
ACTIVE	12483 Schussing Way	\$559,000	\$515,000		\$44,000	\$434.23	1186	3	2	One	1980	STRET	65
ACTIVE	14325 Northwoods Boulevard	\$535,000	\$515,000		\$20,000	\$394.94	1304	2	2	Two	1981	STRET	79
ACTIVE	12529 Pinnacle Loop	\$519,000	\$519,000		\$0	\$460.11	1128	3	2	None	1982	STRET	30
SOLD	11935 Oslo Drive	\$524,900	\$524,900	\$500,000	\$0	\$488.28	1024	2	2	None	1991	STRET	52
ACTIVE	14179 Davos Drive	\$549,000	\$528,900		\$20,100	\$344.34	1536	3	2	None	1985	STRET	119
ACTIVE	12479 Greenleaf Way	\$549,500	\$529,500		\$20,000	\$377.41	1403	3	2	Two	1983	GRBLT	184
ACTIVE	13710 Northwoods Boulevard	\$599,000	\$529,900		\$69,100	\$424.60	1248	3	2	Carport	1973	GOLF	315
ACTIVE	13125 Falcon Point Place	\$562,800	\$530,000		\$32,800	\$419.30	1264	2	2	Two	1974	GRBLT	173
ACTIVE	13948 Skislope Way	\$539,000	\$539,000		\$0	\$339.85	1586	4	2	Carport	1974	STRET	15
ACTIVE	15359 Northwoods Boulevard	\$539,000	\$539,000		\$0	\$398.67	1352	3	2	None	1984	GRBLT	45
ACTIVE	17179 Northwoods Boulevard	\$539,500	\$539,500		\$0	\$481.70	1120	2	2	None	0	STRET	22
ACTIVE	11918 Chamonix Road	\$549,000	\$549,000		\$0	\$415.91	1320	2	2	Two	1974	STRET	23
ACTIVE	14662 Alder Creek Road	\$569,000	\$549,000		\$20,000		0	3	2	Two	1974	STRET	197
SOLD	12588 Saint Mortiz Lane	\$549,000	\$549,000	\$535,000	\$0	\$427.32	1252	3	2	One	1993	STRET	14
SOLD	15056 Davos Drive	\$569,900	\$549,000	\$539,000	\$20,900	\$449.17	1200	3	2	None	1993	GRBLT	75
ACTIVE	13596 Hillside Drive	\$629,900	\$549,900		\$80,000		0	3	2	Two	1980	STRET	152
ACTIVE	12187 Viking Way	\$599,000	\$559,000		\$40,000	\$465.83	1200	3	2	Two	1980	GRBLT	36
IN ESCROW	11998 Schussing Way	\$609,900	\$559,000		\$50,900	\$375.42	1489	3	2	Two	1982	GRBLT	32
IN ESCROW	14300 Pathway Avenue	\$617,000	\$559,000		\$58,000	\$371.68	1504	3	2	One	1985	GRBLT	55
SOLD	12015 Mougale Lane	\$559,000	\$559,000	\$555,000	\$0	\$426.92	1300	2	1.5	Two	1983	GRBLT	19
ACTIVE	12244 Greenleaf Way	\$565,000	\$565,000		\$0	\$372.45	1517	3	2	Two	1985	GRBLT	82
ACTIVE	13254 Andermatt Lane	\$598,500	\$568,000		\$30,500	\$341.55	1663	3	2	Two	1982	GRBLT	152
ACTIVE	14640 Davos Drive	\$569,000	\$569,000		\$0	\$413.52	1376	2	2	Two	1974	GOLF	14
SOLD	12189 Greenleaf Way	\$649,500	\$569,000	\$523,500	\$80,500	\$242.47	2159	5	2	None	1981	GRBLT	122
SOLD	15425 Wolfgang Road	\$599,000	\$574,000	\$575,000	\$25,000	\$375.33	1532	3	2	None	1978	STRET	34
ACTIVE	13364 Heidi Way	\$599,000	\$575,000		\$24,000	\$256.47	2242	4	3	None	1982	GRBLT	80
IN ESCROW	13964 Tyrol Road	\$575,000	\$575,000		\$0	\$319.09	1802	3	2	Two	1982	STRET	23

The Northwoods Group at Keller Williams Boice Realty, 11382 Northwoods Blvd. Truckee, CA.
 Data supplied by Tahoe Sierra MLS. Data believed to be accurate but must be verified.

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ACTIVE	16031 Northwoods Boulevard	\$589,000	\$589,000		\$0	\$328.68	1792	3	2.5	Two	1980	STRET	11
ACTIVE	16020 Northwoods Boulevard	\$595,000	\$595,000		\$0	\$384.86	1546	3	2	Two	1981	STRET	2
ACTIVE	11701 Oslo Drive	\$619,000	\$599,000		\$20,000	\$430.63	1391	2	2	Two	1993	STRET	128
ACTIVE	16644 skislope	\$695,000	\$599,000		\$96,000	\$332.04	1804	3	2	One	2006	STRET	386
ACTIVE	12744 Solvang Way	\$629,900	\$599,900		\$30,000	\$347.16	1728	3	2	Two	0	GRBLT	24
IN ESCROW	12088 Snowpeak Way	\$649,900	\$600,000		\$49,900	\$320.51	1872	3	2	Two	1984	STRET	147
IN ESCROW	14639 Northwoods Boulevard	\$699,900	\$609,900		\$90,000	\$319.32	1910	3	2	Two	2001	STRET	231
ACTIVE	12939 Stockholm Way	\$639,900	\$625,000		\$14,900	\$320.51	1950	4	3	None	1991	STRET	40
ACTIVE	13635 Swiss Lane	\$639,000	\$625,000		\$14,000	\$337.29	1853	3	2	Two	1974	GRBLT	58
ACTIVE	13596 Skislope Way	\$675,000	\$625,000		\$50,000	\$286.43	2182	5	3	Two	1986	STRET	126
IN ESCROW	11740 Saint Bernard Drive	\$649,500	\$625,000		\$24,500	\$392.34	1593	3	2	One	1987	STRET	202
ACTIVE	14121 Herringbone Way	\$629,000	\$629,000		\$0	\$403.21	1560	3	2	Two	1993	STRET	7
ACTIVE	11804 Chateau Way	\$649,000	\$629,000		\$20,000	\$416.83	1509	3	2	Two	1986	STRET	76
ACTIVE	14153 Swiss Lane	\$639,000	\$631,000		\$8,000	\$469.49	1344	3	2	Two	1985	STRET	111
IN ESCROW	11228 Bolzano Road	\$635,000	\$635,000		\$0	\$436.13	1456	3	2	Two	1993	STRET	39
ACTIVE	13954 Northwoods Boulevard	\$639,000	\$639,000		\$0	\$408.83	1563	3	2	Two	1996	STRET	5
ACTIVE	11741 Oslo Drive	\$649,999	\$639,000		\$10,999	\$317.28	2014	4	3	Two	1986	GRBLT	83
ACTIVE	15208 Alder Creek Road	\$649,000	\$649,000		\$0	\$370.86	1750	3	2	Two	1979	STRET	20
ACTIVE	14986 Alder Creek Road	\$675,000	\$649,000		\$26,000	\$445.74	1456	3	2	Two	1998	GRBLT	84
ACTIVE	14233 Hansel Avenue	\$699,500	\$649,000		\$50,500	\$397.18	1634	3	2.5	Two	1995	GRBLT	112
IN ESCROW	11539 Chalet Road	\$649,000	\$649,000		\$0	\$385.85	1682	3	2	Two	1992	STRET	17
ACTIVE	13101 Stockholm Way	\$675,000	\$649,900		\$25,100	\$424.77	1530	3	2	Two	1985	STRET	68
IN ESCROW	14362 Davos Drive	\$649,900	\$649,900		\$0	\$384.56	1690	3	2	Two	1974	STRET	32
ACTIVE	13936 Hansel Avenue	\$649,950	\$649,950		\$0	\$342.08	1900	3	3	Two	1986	GRBLT	27
SOLD	14386 Hansel Avenue	\$650,000	\$650,000	\$610,000	\$0	\$281.37	2168	3	2	Three	1983	GRBLT	55
ACTIVE	14106 Swiss Lane	\$715,000	\$655,000		\$60,000	\$344.74	1900	3	3.5	Two	1980	GOLF	118
IN ESCROW	14236 Copenhagen Drive	\$679,000	\$655,000		\$24,000	\$339.03	1932	4	2	One	1991	GRBLT	32
ACTIVE	11439 Lausanne Way	\$659,000	\$659,000		\$0	\$439.33	1500	3	2.5	Two	1995	STRET	108
ACTIVE	14389 Davos Drive	\$669,000	\$669,000		\$0	\$362.80	1844	3	2	None	1992	GRBLT	77
ACTIVE	11848 Snowpeak Way	\$709,000	\$669,000		\$40,000	\$331.35	2019	4	2	Two	1982	STRET	118
ACTIVE	13350 Hillside Drive	\$729,000	\$669,500		\$59,500	\$304.32	2200	3	2.5	Two	1979	STRET	83
SOLD	13461 Weisshorn Way	\$675,000	\$675,000	\$660,000	\$0	\$458.33	1440	3	2	Two	1987	GRBLT	4
ACTIVE	14464 Tyrol Road	\$744,950	\$675,500		\$69,450	\$398.29	1696	3	2.5	Two	1990	STRET	112
ACTIVE	12096 Brookstone Drive	\$679,000	\$679,000		\$0	\$454.48	1494	3	2	Two	1991	GRBLT	31
ACTIVE	11436 Rhineland Avenue	\$679,000	\$679,000		\$0	\$301.78	2250	4	3	Three	1977	STRET	36
SOLD	14050 Copenhagen Drive	\$679,900	\$679,900	\$650,000	\$0	\$325.00	2000	3	2	Two	1994	STRET	32
ACTIVE	15001 Alder Creek Road	\$685,000	\$685,000		\$0	\$390.09	1756	3	2.5	Two	2001	GRBLT	3
SOLD	15126 Northwoods Boulevard	\$689,000	\$689,000	\$674,000	\$0	\$435.40	1548	3	2	Two	2003	STRET	22
ACTIVE	14467 Copenhagen Drive	\$695,000	\$695,000		\$0	\$321.76	2160	3	2.5	Two	1979	GRBLT	6
SOLD	11987 Brookstone Drive	\$695,000	\$695,000	\$685,000	\$0	\$401.76	1705	3	2	Two	1993	STRET	11
SOLD	16530 Northwoods Boulevard	\$698,500	\$698,500	\$685,000	\$0	\$376.17	1821	3	2	Two	1994	RV-CK	19
ACTIVE	11977 Oslo Drive	\$759,000	\$699,000		\$60,000	\$295.94	2362	4	3	Two	1990	STRET	51
ACTIVE	11380 Chalet Road	\$699,000	\$699,000		\$0	\$377.43	1852	2	2	None	1988	GOLF	80
ACTIVE	12651 Skiview Lp	\$699,000	\$699,000		\$0	\$317.87	2199	3	2.5	Three	1990	STRET	82
SOLD	14159 Hansel Avenue	\$699,000	\$699,000	\$680,000	\$0	\$414.38	1641	3	2	Two	2003	STRET	82

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ACTIVE	14819 Davos Drive	\$739,900	\$699,500		\$40,400	\$385.19	1816	4	2	Two	1992	STRET	98
ACTIVE	12464 Lausanne Way	\$725,000	\$699,900		\$25,100	\$359.11	1949	4	2	Two	1994	GRBLT	81
IN ESCROW	12094 Oslo Drive	\$749,900	\$699,900		\$50,000	\$456.26	1534	3	2	Two	1996	STRET	108
SOLD	12320 Viking Way	\$719,500	\$699,900	\$685,000	\$19,600	\$431.63	1587	3	2	Two	1991	STRET	49
SOLD	15109 Swiss Lane	\$819,900	\$699,900	\$690,000	\$120,000	\$345.00	2000	3	2.5	Two	1986	STRET	91
ACTIVE	14128 Davos Drive	\$739,000	\$699,950		\$39,050	\$389.29	1798	3	2	One	1991	STRET	67
SOLD	13677 Davos Drive	\$700,000	\$700,000	\$700,000	\$0	\$391.94	1786	3	2	Two	1993	STRET	0
ACTIVE	12409 Bernese Lane	\$709,000	\$709,000		\$0	\$377.93	1876	3	3	Two	1992	GRBLT	2
ACTIVE	12956 Davos Drive	\$749,900	\$709,900		\$40,000		0	3	3	Two	0	STRET	136
ACTIVE	12109 Bennett Flat Road	\$750,000	\$719,000		\$31,000	\$358.25	2007	4	2	Two	1981	STRET	83
ACTIVE	14014 Davos Drive	\$779,000	\$725,000		\$54,000	\$362.50	2000	3	2	Two	1988	STRET	72
ACTIVE	14167 Tyrol Road	\$729,000	\$729,000		\$0	\$403.21	1808	3	3	Three	1993	STRET	72
ACTIVE	12908 Skislope Way	\$730,000	\$730,000		\$0	\$387.06	1886	4	2	Two	1981	STRET	82
ACTIVE	10704 Mougles Lane	\$774,900	\$739,000		\$35,900	\$449.24	1645	3	2	Two	1994	GRBLT	41
ACTIVE	12085 Bennett Flat Road	\$739,000	\$739,000		\$0	\$394.13	1875	3	2.5	Two	1991	STRET	50
ACTIVE	10996 Lausanne Way	\$759,000	\$739,000		\$20,000	\$334.09	2212	4	3	Two	1990	GRBLT	69
ACTIVE	11374 Mougles Lane	\$775,000	\$739,000		\$36,000	\$391.42	1888	3	2	Two	1992	STRET	82
SOLD	11663 Sitzmark Way	\$759,000	\$739,000	\$725,000	\$20,000	\$363.23	1996	4	2.5	Two	1988	GRBLT	39
ACTIVE	11528 Zermatt Drive	\$764,000	\$744,000		\$20,000	\$308.97	2408	4	3	None	1981	STRET	83
ACTIVE	12031 Snowpeak Way	\$745,000	\$745,000		\$0	\$406.88	1831	3	2	Two	1994	GRBLT	34
ACTIVE	13400 Solvang Way	\$799,000	\$749,000		\$50,000	\$379.62	1973	3	3	Two	1992	STRET	90
ACTIVE	14778 Copenhagen Drive	\$779,000	\$749,000		\$30,000	\$403.12	1858	3	2.5	Two	1986	GRBLT	114
ACTIVE	11045 Northwoods Boulevard	\$819,000	\$749,000		\$70,000	\$384.10	1950	3	2.5	Two	1999	STRET	127
ACTIVE	13135 Roundhill Drive	\$815,000	\$749,500		\$65,500	\$392.20	1911	3	3	Two	1995	GRBLT	119
ACTIVE	13582 Hansel Avenue	\$749,900	\$749,900		\$0	\$458.37	1636	3	2	Two	1998	STRET	98
SOLD	14440 Matterhorn Place	\$789,000	\$759,000	\$700,000	\$30,000	\$358.79	1951	4	3	Two	1981	GOLF	156
ACTIVE	13870 Hansel Avenue	\$764,900	\$764,900		\$0	\$344.55	2220	3	2	Two	1984	GRBLT	38
ACTIVE	14924 Northwoods Boulevard	\$765,000	\$765,000		\$0	\$382.50	2000	4	2	None	1986	STRET	69
ACTIVE	12814 Hansel Avenue	\$772,000	\$772,000		\$0	\$299.92	2574	4	2.5	Two	2004	GRBLT	6
ACTIVE	12601 Bernese Lane	\$777,000	\$777,000		\$0		0	3	2	Two	1980	GRBLT	15
ACTIVE	14866 Northwoods Boulevard	\$849,000	\$779,000		\$70,000	\$262.38	2969	3	4	Two	2004	STRET	54
ACTIVE	12944 Oberwald Way	\$779,000	\$779,000		\$0	\$414.36	1880	4	2	Two	1976	STRET	81
ACTIVE	13743 Hansel Avenue	\$779,000	\$779,900		\$900	\$337.91	2308	4	3	Two	1991	STRET	13
IN ESCROW	13093 Roundhill Drive	\$825,000	\$789,000		\$36,000	\$375.71	2100	4	3.5	Two	1985	GRBLT	56
ACTIVE	13246 Muhlebach Way	\$825,000	\$789,900		\$35,100	\$364.85	2165	4	2.5	Two	1994	STRET	63
ACTIVE	13010 Oberwald Way	\$849,000	\$795,000		\$54,000	\$366.02	2172	4	2.5	Two	1992	STRET	20
ACTIVE	14195 Davos Drive	\$795,000	\$795,000		\$0	\$338.15	2351	4	2.5	Two	1983	STRET	59
ACTIVE	14124 Ramshorn Street	\$825,000	\$795,000		\$30,000	\$350.22	2270	4	3	Two	1974	GOLF	101
ACTIVE	12605 Skislope Way	\$799,000	\$799,000		\$0	\$266.33	3000	3	3	Four +	1991	GRBLT	24
ACTIVE	12318 Bear Meadows Court	\$849,000	\$799,000		\$50,000	\$301.74	2648	3	3.5	Two	1995	STRET	55
ACTIVE	11811 Chamonix Road	\$899,900	\$799,000		\$100,900	\$357.81	2233	3	2.5	Two	1992	STRET	266
IN ESCROW	13995 Davos Drive	\$799,000	\$799,000		\$0	\$383.03	2086	4	2.5	Two	2000	GRBLT	16
SOLD	11643 Norse Avenue	\$799,000	\$799,000	\$795,000	\$0	\$404.79	1964	3	3	Two	1980	GOLF	13
ACTIVE	13449 Skislope Way	\$799,900	\$799,900		\$0	\$350.83	2280	3	3	Two	1992	STRET	49
IN ESCROW	11657 Munich Drive	\$800,000	\$800,000		\$0	\$424.63	1884	3	2.5	Two	1995	GRBLT	38

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ACTIVE	12824 Falcon Point Place	\$809,000	\$809,000		\$0	\$421.35	1920	3	2	Two	1996	STRET	107
ACTIVE	14657 Tyrol Road	\$939,000	\$809,000		\$130,000	\$319.64	2531	3	3	Two	1993	STRET	286
ACTIVE	14446 Davos Drive	\$810,000	\$810,000		\$0	\$402.38	2013	3	3	Two	0	GRBLT	76
ACTIVE	13526 Hillside Drive	\$930,000	\$820,000		\$110,000	\$341.67	2400	3	2.5	Two	2002	STRET	195
ACTIVE	11956 Snowpeak Way	\$859,000	\$824,000		\$35,000	\$375.23	2196	3	2.5	Two	2003	STRET	194
ACTIVE	14045 Gyrfalcon Street	\$859,000	\$829,000		\$30,000	\$367.79	2254	4	3	Two	1995	GRBLT	129
ACTIVE	14290 Skislope Way	\$915,000	\$839,000		\$76,000	\$402.21	2086	3	2	Two	2003	STRET	111
ACTIVE	11548 Sun Valley Road	\$915,000	\$849,000		\$66,000	\$408.17	2080	3	2.5	Two	1997	STRET	69
ACTIVE	14180 Gyrfalcon Street	\$939,000	\$849,000		\$90,000	\$315.03	2695	4	4	Two	1992	STRET	162
ACTIVE	13020 Davos Drive	\$899,000	\$849,000		\$50,000	\$321.10	2644	5	4.5	Two	1979	GRBLT	203
ACTIVE	12334 Viking Way	\$895,000	\$849,000		\$46,000	\$335.04	2534	4	2.5	Three	1991	STRET	214
ACTIVE	14481 Christie Lane	\$895,000	\$859,000		\$36,000	\$430.36	1996	3	2.5	Two	2006	STRET	118
ACTIVE	12890 Davos Drive	\$895,900	\$859,000		\$36,900	\$430.36	1996	3	2.5	Two	2006	STRET	182
ACTIVE	13118 Skiview Lp	\$839,000	\$869,000		\$30,000	\$384.17	2262	3	2.5	Two	1986	GOLF	18
ACTIVE	16919 Skislope Way	\$869,000	\$869,000		\$0	\$351.54	2472	3	3	Two	1990	RV-CK	74
SOLD	13053 Davos Drive	\$899,000	\$869,000	\$820,000	\$30,000	\$341.10	2404	3	3	Two	2000	STRET	119
ACTIVE	11141 Mougale Lane	\$875,000	\$875,000		\$0	\$383.77	2280	3	3	Two	1992	GRBLT	47
ACTIVE	16443 Skislope Way	\$875,000	\$875,000		\$0	\$489.37	1788	3	2	Two	2005	RV-CK	166
ACTIVE	14476 Skislope Way	\$879,000	\$879,000		\$0	\$373.41	2354	3	2.5	Two	1996	GRBLT	23
ACTIVE	11604 Chalet Road	\$879,900	\$879,900		\$0	\$396.53	2219	3	2.5	Two	1988	GOLF	3
ACTIVE	16489 Skislope Way	\$989,000	\$885,000		\$104,000	\$373.58	2369	3	2.5	Two	2006	RV-CK	164
IN ESCROW	11895 Zermatt Drive	\$965,000	\$885,000		\$80,000	\$367.68	2407	3	2.5	Two	2004	GRBLT	78
ACTIVE	16450 Northwoods Boulevard	\$889,000	\$889,000		\$0	\$375.11	2370	4	2.5	Two	2005	STRET	24
ACTIVE	14255 Herringbone Way	\$949,000	\$889,000		\$60,000	\$329.26	2700	4	3.5	Two	2004	GRBLT	80
ACTIVE	11241 Bennett Flat Road	\$950,000	\$895,000		\$55,000	\$348.93	2565	4	3	Two	1997	STRET	205
IN ESCROW	14794 Copenhagen Drive	\$1,057,000	\$895,000		\$162,000	\$301.55	2968	4	3.5	Two	2002	GRBLT	126
ACTIVE	13754 Skiview Lp	\$1,175,000	\$898,000		\$277,000	\$265.05	3388	4	4	Two	1981	GOLF	300
ACTIVE	14265 Hansel Avenue	\$899,000	\$899,000		\$0	\$402.78	2232	4	3	Two	1996	GRBLT	76
ACTIVE	11522 Skislope Way	\$929,000	\$899,000		\$30,000	\$380.61	2362	4	3.5	Two	2001	STRET	126
SOLD	11989 Kitzbuhel Road	\$899,000	\$899,000	\$865,000	\$0	\$345.17	2506	3	2.5	Two	1992	GRBLT	59
ACTIVE	12032 Bennett Flat Road	\$899,900	\$899,900		\$0	\$355.83	2529	3	2.5	Two	2000	STRET	22
ACTIVE	11858 Chamonix Road	\$925,000	\$899,900		\$25,100	\$354.85	2536	3	2.5	Two	2005	GRBLT	55
ACTIVE	15076 Wolfgang Road	\$959,900	\$899,900		\$60,000	\$381.80	2357	4	3	Two	1999	GRBLT	94
SOLD	12882 Falcon Point Place	\$899,900	\$899,900	\$873,300	\$0	\$324.89	2688	3	3	Two	1999	GRBLT	42
ACTIVE	13859 Herringbone Way	\$900,000	\$900,000		\$0	\$360.72	2495	3	2.5	Two	2001	STRET	68
ACTIVE	11991 Lausanne Way	\$940,000	\$920,000		\$20,000	\$403.33	2281	4	3.5	Two	2006	GRBLT	82
ACTIVE	13749 Northwoods Boulevard	\$925,000	\$925,000		\$0	\$443.86	2084	3	2	Four +	1984	GRBLT	55
SOLD	11614 Mougale Lane	\$925,000	\$925,000	\$900,000	\$0	\$357.14	2520	4	3	Two	2000	STRET	9
ACTIVE	11560 Skislope Way	\$939,000	\$939,000		\$0	\$380.32	2469	4	3	Two	2006	GRBLT	2
SOLD	11885 Lausanne Way	\$945,000	\$945,000	\$915,000	\$0	\$400.26	2286	3	3	Two	2003	STRET	14
ACTIVE	15344 Wolfgang Road	\$959,000	\$959,000		\$0	\$388.26	2470	3	2.5	Two	2003	STRET	22
ACTIVE	13736 Pathway Ave	\$977,000	\$977,000		\$0	\$374.76	2607	4	3.5	Two	2006	GRBLT	36
ACTIVE	13838 Northwoods Boulevard	\$995,000	\$995,000		\$0	\$368.52	2700	3	2.5	Two	2006	GOLF	62
ACTIVE	12755 Falcon Point Place	\$1,200,000	\$997,900		\$202,100	\$320.97	3109	4	4.5	Two	1984	STRET	167
ACTIVE	13639 Hillside Drive	\$1,060,888	\$999,000		\$61,888	\$381.59	2618	4	3	Two	2002	RV-CK	93

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ACTIVE	12138	Snowpeak Way	\$1,100,000	\$1,025,000		\$75,000	\$351.51	2916	4	5	Two	2002	STRET	91
ACTIVE	13770	Heidi Way	\$1,057,000	\$1,037,000		\$20,000	\$404.13	2566	4	2.5	Two	2003	STRET	91
ACTIVE	13186	Skiview Lp	\$1,150,000	\$1,048,000		\$102,000	\$475.50	2204	4	3	Two	1990	GOLF	98
ACTIVE	13140	Staghorn Road	\$1,096,000	\$1,075,000		\$21,000	\$371.20	2896	4	3	Three	1997	STRET	173
IN ESCROW	16704	Northwoods Boulevard	\$1,075,000	\$1,075,000		\$0	\$269.56	3988	4	3.5	Two	2004	STRET	35
SOLD	12824	Stockholm Way	\$1,185,000	\$1,088,000	\$1,075,000	\$97,000	\$385.30	2790	3	3.5	Two	2005	GRBLT	195
ACTIVE	13151	Muhlebach Way	\$1,139,000	\$1,095,000		\$44,000	\$455.68	2403	4	2.5	Two	2004	GRBLT	119
ACTIVE	14371	Hansel Avenue	\$1,095,000	\$1,095,000		\$0	\$361.98	3025	3	3.5	Three	1991	STRET	131
ACTIVE	11480	Sun Valley Road	\$1,195,000	\$1,098,000		\$97,000	\$376.03	2920	4	3.5	Two	1993	STRET	121
ACTIVE	11680	Kitzbuhel Road	\$1,189,000	\$1,129,000		\$60,000	\$398.94	2830	3	2.5	Two	2000	STRET	58
ACTIVE	12590	Parsenn Road	\$1,130,000	\$1,130,000		\$0	\$367.24	3077	4	4	Two	2003	STRET	7
ACTIVE	12995	Oberwald Way	\$1,329,000	\$1,149,000		\$180,000	\$348.18	3300	4	3	Two	2005	STRET	200
IN ESCROW	11535	Norse Avenue	\$1,249,000	\$1,149,000		\$100,000	\$390.15	2945	3	4	Two	1992	GOLF	79
ACTIVE	12213	Bennett Flat Road	\$1,269,000	\$1,150,000		\$119,000	\$383.33	3000	3	3.5	Two	2003	GRBLT	148
ACTIVE	13316	Skiview Lp	\$1,195,000	\$1,195,000		\$0	\$415.94	2873	4	4	Two	1987	GOLF	31
ACTIVE	14070	Alder Creek Road	\$1,295,000	\$1,195,000		\$100,000	\$325.08	3676	4	3.5	Two	2004	STRET	132
ACTIVE	13694	Northwoods Boulevard	\$1,200,000	\$1,200,000		\$0	\$458.54	2617	3	2.5	Two	2005	GOLF	383
IN ESCROW	12572	Muhlebach Way	\$1,200,000	\$1,200,000		\$0	\$464.04	2586	4	2.5	Two	1985	GRBLT	39
SOLD	13133	Falcon Point Place	\$1,200,000	\$1,200,000	\$1,150,000	\$0	\$406.65	2828	4	3.5	Two	2003	GRBLT	35
ACTIVE	15300	Wolfgang Road	\$1,250,000	\$1,225,000		\$25,000	\$447.73	2736	4	3.5	Two	2005	STRET	383
SOLD	13866	Ramshorn Street	\$1,250,000	\$1,250,000	\$1,175,000	\$0	\$384.11	3059	4	4.5	Two	1999	GRBLT	58
SOLD	13978	Davos Drive	\$1,275,000	\$1,265,000	\$1,245,000	\$10,000	\$392.00	3176	4	3.5	Two	2005	STRET	74
ACTIVE	11422	Mougale Lane	\$1,325,000	\$1,275,000		\$50,000	\$436.20	2923	3	4	Two	2005	STRET	70
ACTIVE	12332	Muhlebach Way	\$1,279,000	\$1,279,000		\$0	\$387.58	3300	4	3.5	Two	2006	STRET	122
ACTIVE	13837	Skislope Way	\$1,286,000	\$1,286,000		\$0	\$414.84	3100	4	2.5	Two	2003	GRBLT	93
ACTIVE	14834	Swiss Lane	\$1,289,000	\$1,289,000		\$0	\$558.98	2306	3	3	Two	1986	GOLF	37
ACTIVE	14154	Swiss Lane	\$1,425,000	\$1,289,000		\$136,000	\$401.31	3212	4	3.5	Three	2004	GOLF	161
ACTIVE	13271	Skislope Way	\$1,399,000	\$1,289,900		\$109,100	\$307.71	4192	5	4.5	Three	1991	STRET	135
ACTIVE	15156	Wolfgang Road	\$1,295,000	\$1,295,000		\$0	\$410.33	3156	4	2.5	Four +	2002	STRET	203
SOLD	13680	Skiview Lp	\$1,395,000	\$1,295,000	\$1,200,000	\$100,000	\$436.36	2750	4	3.5	Two	2001	GOLF	9
ACTIVE	11726	Kitzbuhel Road	\$1,349,000	\$1,299,000		\$50,000	\$404.17	3214	4	4.5	Two	1994	STRET	34
ACTIVE	13595	Skislope Way	\$1,299,000	\$1,299,000		\$0	\$444.41	2923	5	3.5	Two	2006	GRBLT	119
ACTIVE	10849	Mougale Lane	\$1,345,000	\$1,300,000		\$45,000	\$383.59	3389	4	3.5	Two	2001	GRBLT	84
ACTIVE	11488	Lucerne Lane	\$1,469,000	\$1,345,000		\$124,000	\$455.93	2950	3	3.5	Two	2005	STRET	81
ACTIVE	11830	Schussing Way	\$1,349,000	\$1,349,000		\$0	\$406.08	3322	4	3.5	Two	2007	STRET	13
ACTIVE	11747	Chamonix Road	\$1,375,000	\$1,350,000		\$25,000	\$408.22	3307	4	4.5	Two	2005	GRBLT	30
ACTIVE	12603	Falcon Point Place	\$1,425,000	\$1,395,000		\$30,000	\$432.83	3223	4	3	Two	2004	STRET	74
ACTIVE	11885	Saint Bernard	\$1,395,000	\$1,395,000		\$0	\$417.54	3341	4	3.5	Two	2006	STRET	379
ACTIVE	13165	Pinnacle Loop	\$1,450,000	\$1,450,000		\$0	\$445.06	3258	4	3	Three	0	GRBLT	19
ACTIVE	13776	Swiss Lane	\$1,499,000	\$1,499,000		\$0	\$454.24	3300	4	3.5	Two	2007	STRET	13
ACTIVE	12991	Skiview Lp	\$1,499,000	\$1,499,000		\$0	\$414.09	3620	4	4	Three	2007	STRET	13
ACTIVE	13673	Swiss Lane	\$1,499,000	\$1,499,000		\$0	\$437.15	3429	4	3	Three	2004	GOLF	26
SOLD	14386	Wolfgang Road	\$1,650,000	\$1,499,000	\$1,415,000	\$151,000	\$424.54	3333	4	2.5	Two	2000	GRBLT	260
ACTIVE	14696	Slalom Way	\$1,495,000	\$1,575,000		\$80,000	\$460.53	3420	4	3.5	Two	2006	RV-CK	99
ACTIVE	11678	Mogul Way	\$1,600,000	\$1,600,000		\$0	\$441.87	3621	4	3.5	Two	2006	STRET	44

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ACTIVE	12939 Muhlebach Way	\$1,750,000	\$1,625,000		\$125,000	\$402.23	4040	4	3.5	Three	2003	GRBLT	180
SOLD	12712 Muhlebach Way	\$1,640,000	\$1,640,000	\$1,610,000	\$0	\$499.38	3224	4	3.5	Three	2002	GRBLT	34
ACTIVE	14019 Skislope Way	\$1,739,000	\$1,739,000		\$0	\$466.72	3726	5	3.5	Three	2006	GRBLT	7
ACTIVE	13156 Hillside Drive	\$1,750,000	\$1,750,000		\$0	\$429.98	4070	6	3.5	Two	2006	STRET	6
ACTIVE	11346 Chalet Road	\$1,750,000	\$1,750,000		\$0	\$532.40	3287	3	3.5	Two	2000	GOLF	190
ACTIVE	12357 Telemark Place	\$1,785,000	\$1,785,000		\$0	\$557.81	3200	3	3.5	Three	2006	GRBLT	31
ACTIVE	12220 Bennett Flat Road	\$1,795,000	\$1,795,000		\$0	\$450.55	3984	5	4.5	Three	2004	STRET	17
ACTIVE	12739 Parsenn Road	\$1,899,000	\$1,899,000		\$0	\$464.87	4085	4	3.5	Two	2006	GRBLT	245
ACTIVE	14022 Skiview Lp	\$1,950,000	\$1,950,000		\$0	\$513.16	3800	4	3.5	Three	2006	GOLF	86
IN ESCROW	12315 Snowpeak Way	\$1,985,000	\$1,985,000		\$0	\$567.14	3500	4	4	Two	2005	GOLF	21
ACTIVE	12058 Skislope Way	\$1,999,500	\$1,999,500		\$0	\$454.43	4400	5	4.5	Two	2006	STRET	25
ACTIVE	13158 Skiview Lp	\$2,150,000	\$2,150,000		\$0	\$616.05	3490	3	4.5	Two	2004	GOLF	143
ACTIVE	12874 Muhlebach Way	\$2,100,000	\$2,249,000		\$149,000	\$503.81	4464	5	5.5	Three	2006	STRET	84
IN ESCROW	13390 Skiview Loop	\$2,675,000	\$2,675,000		\$0	\$671.60	3983	4	4.5	Two	2001	GOLF	28
AVERAGES		\$908,834	\$881,414			\$399.35							84.63866

*Days on market